

ORDINANCE NO. 2007 -026

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ELEMENT (TO ADD A NEW SUB-OBJECTIVE AND POLICIES REGARDING THE **URBAN REDEVELOPMENT AREA PLANNING STUDY AND CORRIDOR MASTER PLAN**); AND MAP SERIES (TO ADD A NEW MAP TO THE MAP SERIES, MAP LU 9.1, URBAN REDEVELOPMENT AREA REGULATING PLAN); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17;

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearings on July 13, 2007 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on July 23, 2007 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, Palm Beach County received the Department of Community Affairs "Objections, Recommendations, and Comments Report," dated October 5, 2007 which was the Department's written review of the proposed Comprehensive Plan amendments; and

1 **WHEREAS**, the written comments submitted by the Department of
2 Community Affairs contained no objections to the amendments contained
3 in this ordinance;

4 **WHEREAS**, on November 26, 2007 the Palm Beach County Board of
5 County Commissioners held a public hearing to review the written
6 comments submitted by the Department of Community Affairs and to
7 consider adoption of the amendments; and

8 **WHEREAS**, the Palm Beach County Board of County Commissioners has
9 determined that the amendments comply with all requirements of the
10 Local Government Comprehensive Planning and Land Development
11 Regulation Act.

12 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
13 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

14 **Part I. Amendments to the 1989 Comprehensive Plan**

15 Amendments to the text of the following Elements of the 1989
16 Comprehensive Plan are hereby adopted and attached to this Ordinance
17 in Exhibit 1:

18 1. **Urban Redevelopment Area**, to add a new sub-objective and
19 policies regarding the URA Planning Study and Corridor Master
20 plan and to add a new map, Map LU 9.1, Urban Redevelopment Area
21 Regulating Plan

- 22 A. Future Land Use Element; and
23 B. Map Series.

24 **Part II. Repeal of Laws in Conflict**

25 All local laws and ordinances applying to the unincorporated area
26 of Palm Beach County in conflict with any provision of this ordinance
27 are hereby repealed to the extent of such conflict.

28 **Part III. Severability**

29 If any section, paragraph, sentence, clause, phrase, or word of
30 this Ordinance is for any reason held by the Court to be
31 unconstitutional, inoperative or void, such holding shall not affect
32 the remainder of this Ordinance.

33 **Part IV. Inclusion in the 1989 Comprehensive Plan**

34 The provision of this Ordinance shall become and be made a part
35 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the

Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Part V. Effective Date

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined to be not in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

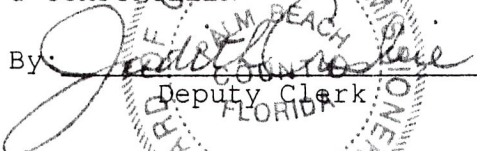
APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, on the 26th day of November, 2007.

ATTEST:

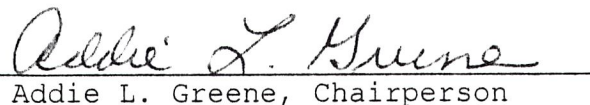
SHARON R. BOCK, CLERK
& COMPTROLLER

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

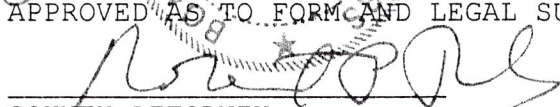
By


Deputy Clerk

By


Addie L. Greene, Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


COUNTY ATTORNEY

Filed with the Department of State on the 4th day of
December, 2007.

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EXHIBIT 1

A. Future Land Use Element, Urban Redevelopment Area Master Plan

REVISIONS: To add a new sub-objective and policies regarding the URA and to renumber policies accordingly. The revisions shown with the added text underlined, and the deleted text ~~struck-out~~.

NEW SUB-OBJECTIVE 1.2.4 The Urban Redevelopment Area (URA)

~~The Palm Beach County Urban Redevelopment Area (URA) is hereby established.~~ The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.

NEW Policy 1.2.4-a: The Urban Redevelopment Area is depicted on the Special Planning Areas Map in the map series and its boundaries are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway I-95 on the east, and extend to some points as far west as Jog Road.

NEW Policy 1.2.4-b: By January of 2009, the County will establish future land use designations and the process of amending such designations within the stated boundaries of Sub-objective 1.2.4 to accommodate urban densities and site design requirements consistent with the Urban Redevelopment Area Master Plan, the Regulating Plan and would lead to subsequent revisions to the Unified Land Development Code.

REVISED Policy 1.2.3-f 1.2.4-c: Higher development intensity/density should be encouraged in portions of the URA ~~where appropriate,~~ in general accordance with the diagrams included in Chapter III of the Planning Study and the Regulating Plan (Map Series LU 9.1), and with the URA's Traffic Concurrency Exception Area (Policy 1.2-v, Transportation Element). More specifically, additional development intensity/density are encouraged in those areas adjacent to and with direct access to Military Trail (generally between Southern Blvd. and Forest Hill Blvd.), and Congress Avenue (generally from Southern Blvd. to Forest Hill Blvd.)

Densities within the URA shall be approved at numbers higher than those shown on the Future Land Use Atlas for areas adjacent to and with direct access to Military Trail (generally between Southern Blvd. and Forest Hill Blvd.), and Congress Avenue (generally from Southern Blvd. to Forest Hill Blvd.). Approval shall be contingent on consistency with the URA Master Plan and the Regulating Plan. These additional units must be obtained from a density pool of 3,181 bonus units assigned to the Military Trail study area, and 2,004 bonus units assigned to the Congress Avenue study area, or greater as specified by Tables TE-7A and TE-7B of Policy 1.2-v, Transportation Element.

1. The Palm Beach County Planning Zoning and Building Department shall coordinate with willing municipalities to create zoning districts that allows and encourages the effective integration of residential and non-residential uses; and
2. Palm Beach County will support the creation of densities equal to or higher than 8 du/acre, or a density bank totaling 3,181 bonus units assigned to the Military Trail study area, and 2,004 bonus units assigned to the Congress Avenue study area, as generally illustrated in Chapter III of the Planning Study and Corridor Master Plan; and
3. The Urban Redevelopment Area (URA) shall be designated as a receiving area for the Transfer of Development Rights program described under Land Use Objective 2.6. Within the URA, TDR units may be provided from the County TDR bank at no cost or at a discounted rate. Further, units provided through the TDR program shall not be counted towards the 3,400 du density bank as described above and FLUE Policy 2.6-g-3 bonus densities shall also be applicable within the URA.
4. Residential development according to this policy shall be either vertically integrated with other commercial/office uses; or it shall be located in a prominent part of the site, and be integrated with other uses on the site, within close proximity to sidewalks along ROWs, and share vehicular entrances with other non-residential uses on-site.
5. New redevelopment projects on sites specified within the URA Master Plan, and depicted on the Regulating Plan as Urban Centers, may receive additional development allowances (e.g., additional density and intensity; reduced parking areas; utilization of off-site stormwater retention solutions) in exchange for the dedication of land for public facilities (including but not limited to a public school) on portions of the site, and provided

the form of development is generally consistent with the URA Master Plan and Regulating Plan.

6. New redevelopment projects on sites specified within the URA Master Plan, and depicted on the Regulating Plan as Urban Infill, may receive additional development allowances (e.g., additional density and intensity; reduced parking areas; utilization of off-site stormwater retention solutions) provided the form of development is generally consistent with the URA Master Plan and Regulating Plan.

REVISED Policy 1.2.3-i 1.2.4-d: The County shall require, ~~where feasible~~, inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access.

REVISED Policy 1.2.3-j 1.2.4-e: The County shall seek and encourage workforce-housing opportunities in the URA. Additionally, projects within the URA shall comply with the provisions of Housing Element Policy 1.5-g.

REVISED Policy 1.2.3-k 1.2.4-f: The County shall coordinate with adjacent municipalities regarding redevelopment activities within the URA to ensure that such efforts are consistent with municipal annexation plans and redevelopment activities within the URA, as appropriate.

REVISED Policy 1.2.3-g 1.2.4-g: Mixed use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

NEW Policy 1.2.4-h: By January of 2009, Palm Beach County shall conduct a stormwater feasibility study to investigate the creation of an independent, master stormwater drainage district or utility to meet the retention and detention requirements of areas targeted for redevelopment by the URA Master Plan.

REVISED Policy 1.2.3-h 1.2.4-i: Higher development intensity/density shall incorporate multi-modal transportation amenities for development and redevelopment projects in the URA when adjacent to arterial and/or collector facilities.

**TABLE 2.1-3
OVERLAY SERIES**

Overlay	Tier	Reference
Revitalization and Redevelopment (~~R/R-O~~ <u>RRIO</u>)	Urban/Suburban Tier	Sub-Obj. 1.2.3
Urban Redevelopment Area (URA)	<u>Urban/Suburban Tier</u>	<u>Sub-Obj. 1.2.4</u>
<i>unaltered text omitted for brevity</i>		

**TABLE 2.4-1
MIXED-USE DEVELOPMENT PATTERNS**

Mixed-use Development Pattern	Reference	Tiers				
		Urban/ Suburban Obj. 1.2	Exurban Obj. 1.3	Rural Obj. 1.4	Ag Reserve Obj. 1.5	Glades Obj. 1.6
<i>unaltered text omitted for brevity</i>						
<u>URA</u> Urban Redevelopment Area	<u>Sub-Objective</u> 1.2.4	X	=	=	=	=

III. IMPLEMENTATION

G. Community Planning

Community Plans/ Neighborhood Plans and Studies

The Western Communities Task Force Working Paper, Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics of the Tier(s) containing the neighborhood plan.

The following is a list of the County's neighborhood plans and studies:

1. Haverhill Area Neighborhood Plan
2. High Ridge Road Corridor Study
3. Jog Road Corridor Study
4. Jupiter Farms Neighborhood Plan
5. Lake Worth Road Corridor Study
6. Loxahatchee Groves Neighborhood Plan
7. Skees Road Study
8. The Acreage Neighborhood Plan
9. West Boynton Area Community Plan
10. Western Northlake Corridor Land Use Study
11. The Urban Redevelopment Area Planning Study and Corridor Master Plans (URA Master Plan)

Lake Worth Park of Commerce Urban Redevelopment Area – The purpose of the Lake Worth Park of Commerce Urban Redevelopment Area is to promote an employment center through redevelopment and economic revitalization efforts. The boundaries for the Park of Commerce are: 10th Avenue North to the north; Lake Worth Road to the south; Interstate 95 to the east; and the E-4 Canal to the west.

RENUMBERED Policy ~~1.2.3-l~~ 1.2.3-f: The Planning Division shall continue to investigate appropriate land use changes to industrial within the Lake Worth Park of Commerce to promote redevelopment and economic revitalization.

RENUMBERED Policy ~~1.2.3-m~~ 1.2.3-g: The Planning Division in coordination with the Office of Community Revitalization shall continue to coordinate and provide assistance to the City of Lake Worth and County agencies to ensure improved infrastructure, services and access within the Lake Worth Park of Commerce.

RENUMBERED Policy ~~1.2.3-n~~ 1.2.3-h: The Planning Division in coordination with the Office of Community Revitalization shall encourage new development proposals within the Lake Worth Park of Commerce, with emphasis on those at the north and south entrance of the Park of Commerce along Boutwell Road, to be consistent with the goal to create a quality office/industrial park, as established in the Lake Worth Park of Commerce Conceptual Plan.

RENUMBERED Policy ~~1.2.3-o~~ 1.2.3-i: By December, 2002, the County shall initiate an amendment to designate the Lake Worth Park of Commerce Urban Redevelopment Area as a Transportation Concurrency Exception Area (TCEA).

Lake Worth Road Commercial Corridor Overlay (LWRCCO) - The purpose of the Lake Worth Road Commercial Corridor Overlay (LWRCCO) is to provide incentives to encourage infill development and redevelopment along Lake Worth Road, improve the neighborhood characteristics of the area, and improve the overall quality of the surrounding community. The Lake Worth Road Commercial Corridor area is located approximately one mile west of the heart of downtown Lake Worth, and is bounded on the north by 2nd Avenue, on the south by the L-12 Canal, on the east by Congress Avenue, and on the west by Military Trail.

RENUMBERED Policy: ~~1.2.3-p~~ 1.2.3-j: The Office of Community Revitalization shall continue to develop and recommend financial and regulatory incentives to encourage infill and redevelopment along Lake Worth Road.

RENUMBERED Policy ~~1.2.3-q~~ 1.2.3-k: The Office of Community Revitalization shall continue to work with the Planning Division and the Engineering and Water Utilities departments to formulate a design and financing strategy for the installation of storm drainage and water/waste water improvements along Lake Worth Road.

RENUMBERED SUB-OBJECTIVE ~~1.2.4~~ 1.2.5 Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO)

The Westgate/Belvedere Homes Community Redevelopment Area Overlay was created to encourage development and redevelopment of the Westgate area. The special land use provisions for the Overlay are designed to arrest deterioration of property values, and preserve affordable housing and complement the efforts to prepare and implement a community redevelopment plan for the Westgate area.

RENUMBERED Policy ~~1.2.4-a~~ 1.2.5-a: The Westgate Community Redevelopment Area Overlay is depicted on the Special Planning Areas Map in the Map Series. The area is

bounded on the south by Belvedere Road, on the north by Okeechobee Boulevard, on the east by Florida Mango Road and on the west by Military Trail.

RENUMBERED Policy ~~1.2.4-b~~ 1.2.5-b: The Board of County Commissioners has the authority within the WCRAO to approve residential densities higher than those shown on the Future Land Use Atlas for areas designated residential. These additional units must be obtained from a density pool of 1300 bonus units assigned to the Westgate/Belvedere Homes Area by this Element. A proposed residential project must be recommended for approval by the Community Redevelopment Agency to be eligible to receive bonus units from the density pool. The pool of units may be increased through amendments to the Comprehensive Plan text.

RENUMBERED Policy ~~1.2.4-c~~ 1.2.5-c: The total amount of acreage shown as Commercial on the Future Land Use Atlas, at the time of Plan adoption may be increased 20 percent, through the rezoning process, without an amendment to the FLUA. The Board may approve a zoning change from an Industrial or Residential zoning district to a Commercial zoning district using this provision, once the CRA determines that the proposed change is eligible. The 20 percent increase may be further increased through amendments to the Comprehensive Plan text.

RENUMBERED Policy ~~1.2.4-d~~ 1.2.5-d: Within the WCRAO, a parcel may be eligible to be rezoned to Industrial although it as a future land use designation that does not typically permit industrial uses, provide that it is within the Flight Path of the Palm Beach International Airport, as determined by the Airports Department under Article 16 of the Unified Land Development Code.

RENUMBERED Policy ~~1.2.4-e~~ 1.2.5-e: The policies of Objective 1.2, the Urban/Suburban Tier, as well as the policies of Sub-objective 1.2.3, the Revitalization and Redevelopment Overlay, shall apply within the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO). The more specific policies in this Sub-objective, 1.2.5, shall apply in the case of a conflict.

III. IMPLEMENTATION

E. Overlays

Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO)

The Westgate/Belvedere Homes Community Redevelopment Plan (hereafter Redevelopment Plan) is intended to geographically represent the desired locations for future land uses as well as the designation of receiving areas for the commercial and residential bonus provisions of the Overlay. The Redevelopment Plan will also consist of a program to rectify the severe infrastructure problems in the area. The County staff shall use the Redevelopment Plan in making recommendations and decisions on land use matters including zoning petitions, land use amendments, bonus criteria, text changes to the Unified Land Development Code and other implementing measures. The Redevelopment Plan may be amended from time to time using the procedures for adoption as included in Chapter 163 F.S.

The provisions in Sub-objective ~~1.2.4~~ 1.2.5 are designed to reduce the need for Future Land Use Atlas amendments to implement a community redevelopment plan for the Westgate/Belvedere Homes Area. This does not preclude the ability of property owners to initiate Future Land Use Atlas amendments in the Study Area. Special Overlay designation does not eliminate the requirement to conform to the Traffic Performance Standard, other concurrency management requirements or any other requirement adopted as part of the County's Comprehensive Plan or Unified Land Development Code.

REVISED SUB-OBJECTIVE ~~1.2.5~~ 1.2.6 Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay

The purpose of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay is to provide for future land uses that are compatible with existing neighborhoods and the future operations of PBIA. The unique future land use provisions of the Overlay are designed to: 1) protect viable, existing neighborhoods from incompatible uses; 2) allow the residents within the area to directly participate in the future land use decision-making process, and 3) provide opportunities for property owners to initiate conversion of their properties to non-residential uses.

RENUMBERED Policy ~~1.2.5-a~~ 1.2.6-a: The PBIA Overlay is depicted on the Special Planning Areas Map in the Map Series and delineated as the area bounded on the north

by Belvedere Road, on the south by Southern Boulevard, on the west by the Florida Turnpike, and on the east by the Palm Beach International Airport, excluding any lands lying within a municipality.

RENUMBERED Policy ~~1.2.5-b~~ 1.2.6-b: Land within the PBIA Overlay shall have the potential to be zoned for uses permitted within the Light Industrial or Planned Industrial Park Development zoning districts, subject to any further restrictions or requirements contained in the Comprehensive Plan, or development regulations adopted pursuant to the PBIA Overlay criteria. Industrial development using either of the zoning districts be in the form of a Planned Industrial Park or campus-like industrial development. Land within the Overlay shall not have the potential to seek commercial zoning unless the land is designated Commercial on the Future Land Use Atlas.

RENUMBERED Policy ~~1.2.5-c~~ 1.2.6-c: *Contents relocated into FLUE Policy ~~1.2.5-b~~ 1.2.6-b in Amendment Round 04-1 07-2.*

RENUMBERED Policy ~~1.2.5-d~~ 1.2.6-d: All future land use designations within the Overlay shall be eligible to convert to Industrial uses, as provided for in Future Land Use Element Policy ~~1.2.5-b~~ 1.2.6-b. Exceptions to this eligibility are:

1. Areas designated as Parks on the Future Land Use Atlas (FLUA). Areas possessing this designation shall remain as such.
2. The following areas, which shall only be allowed those uses permitted in the Residential future land use categories:

- a) The Wooded Acres (Timber Run) subdivision;
- b) The Lake Belvedere Estates subdivision;
- c) The Overbrook subdivision;
- d) The area defined by the following boundaries beginning at Wallis and Jog Roads:

Western boundary:	Jog Road between Wallis Road and Belvedere Road;
Northern boundary:	Belvedere Road between Jog Road and the Timber Run subdivision;
Eastern boundary:	The western limits of the Wooded Acres (Timber Run) subdivision and the Royal Palm Estates subdivision;
Southern boundary:	Southern Boulevard extending to the western side of Sunbeam Avenue;
Southwestern boundary:	Sunbeam Avenue between Southern Boulevard and Wallis Road.

RENUMBERED Policy ~~1.2.5-e~~ 1.2.6-e: To provide landowners with the ability to convert to non-residential future land uses, both existing residential development and previously approved residential development that has not yet been constructed shall have the option to seek Industrial zoning. Exceptions to this occur for those parcels described in FLUE Policy ~~1.2.5-d~~ 1.2.6-d. The parcels, which are allowed to convert must be:

1. At least 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; or
2. At least 5 acres, if the parcel does abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map.

RENUMBERED Policy ~~1.2.5-f~~ 1.2.6-f: Except for the area described in FLUE Policy ~~1.2.5-d~~ 1.2.6-d, vacant land which does not possess a development approval at the time of Plan adoption will have the option to seek industrial zoning provided the parcel is:

1. 10 acres, if the parcel does not abut a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development; or,
2. 5 acres, if the parcel abuts a roadway shown on the County's Thoroughfare Right-of-Way Identification Map; and, only if the parcel is not contiguous on three or more sides to existing residential development.

RENUMBERED Policy ~~1.2.5-g~~ 1.2.6-g: The area of the PBIA Overlay that is bounded by Southern Boulevard on the south, the L-4 Canal on the north, Military Trail on the east, and the western boundary of the Royal Palm Estates subdivision on the west, shall only allow residential uses to convert to industrial uses, provided that the conversion is a minimum of twenty-five (25) acres.

RENUMBERED Policy 1.2.5-h 1.2.6-h: The parcels located in the transitional area along the north and south sides of Bishoff Road and Alexander Road and on the west side of Jog Road may be rezoned to an industrial district without a corresponding future land use amendment. These parcels shall remain residential until property owners can assemble the minimum lot size for industrial use as set forth in the Unified Land Development Code.

RENUMBERED SUB-OBJECTIVE 1.2.6 1.2.7 Indiantown Road Overlay Zone (IOZ)

Palm Beach County shall enhance its intergovernmental coordination with the Town of Jupiter thereby ensuring the Town's role in guiding appropriate development, improving overall aesthetics, and protecting residential neighborhoods in this important gateway area, by applying the provisions of the 1995 joint agreement between the Town and County, which details the IOZ.

RENUMBERED Policy 1.2.6 1.2.7-a: The Indiantown Road Overlay Zone is depicted on the Special Planning Areas Map in the Map Series, and apply to properties east of I-95, along Indiantown Road, the unincorporated areas of which include properties generally on the southern side of Indiantown Road, east of Limestone Creek Road and west of 61 Terrace North.

RENUMBERED Policy 1.2.6 1.2.7-b: Within the Indiantown Road Overlay Zone no County land use designations will be applied, allowing Town of Jupiter Land use designations to apply to unincorporated areas. The Town of Jupiter will maintain the authority for the general administration, application, and comprehensive planning for land development regulations and land use permitting and enforcement within the IOZ.

